NEW YORK STATE
DIVISION OF
HOUSING AND
COMMUNITY
RENEWAL

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TRADE CENTER
NEW YORK
NY 10047

CONSTRUCTION ACTIVITY IN NEW YORK STATE, JULY, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	JULY		
	1982	1981	Percent change
New Residential	2,380	3,053	-22
New York City	677	974	-30
Suburban New York City	639	754	-15
Upstate	1,064	1,325	-20
Dollar Value of All Construction (in thousands)	$284,305	$313,142	- 9
New York City	56,518	65,106	-13
Suburban New York City	78,367	93,268	-16
Upstate	149,420	154,768	- 3

ANNUAL ESTIMATES OF NEW HOUSING UNITS AUTHORIZED FOR 1982
BASED ON BUILDING PERMITS ISSUED

	1982 Projections	1981 Total
New York State	26,000	29,850
New York City	9,000	11,060
Suburban New York City	6,500	7,396
Upstate	10,500	11,394

NOTE: In projecting annual estimates of new housing units authorized it should be noted that authorizations for any month or months reflect movements which may be irregular, but these irregularities become less influential upon the annual projection as the monthly statistics cumulate.

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE UNITS, THIS MONTH

Type of Building and Community	Number of Housing Units	Cost (in thousands)
APARTMENT HOUSES, including three and four family houses		
Brookhaven	140	$4,356
Buffalo	105	800
New York City		
Brooklyn	246	6,150
Manhattan	172	8,000
Ossining (Village)	114	3,579

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER THIS MONTH

Type of Building and Community	Number of Buildings	Cost (in thousands)
AMUSEMENT, RECREATIONAL		
Rochester	1	$2,649
CHURCHES, RELIGIOUS		
Oyster Bay	1	890
HOSPITALS, INSTITUTIONAL		
Hamburg (Town)	1	2,704
New Hartford (Town)	1	1,200
INDUSTRIAL		
Amherst	1	600
Freeport	1	600
Gates	1	8,000
Salina	1	790
Smithtown	1	724
Utica	1	500
West Seneca	1	8,000
Wheatfield	1	810
OFFICES, PROFESSIONAL		
Colonie (Town)	1	500
Huntington	1	580
New York City		
Queens	1	500
Perinton	1	1,600
SCHOOLS, EDUCATIONAL		
New York City		
Staten Island	1	12,439
Old Westbury	1	6,794
Syracuse	1	900

NEW NON-RESIDENTIAL CONSTRUCTION $500,000 OR OVER THIS MONTH (CONT)

Type of Building and Community	Number of Buildings	Cost (in thousands)
STORES, MERCANTILE		
Hempstead (Town)	1	$1,800
New York City		
Queens	1	600
OTHER NON-RESIDENTIAL BUILDINGS		
Glenville	1	600
New York City		
Brooklyn	1	3,984
STRUCTURES OTHER THAN BUILDINGS		
Hempstead (Town)	1	1,000
Oyster Bay	1	600

ADDITIONS, ALTERATIONS AND REPAIRS, $500,000 OR OVER, THIS MONTH

Type of Building and Communtity	Number of Buildings	Cost (in thousands)
RESIDENTIAL		
New York City		
The Bronx	3	$2,700
Manhattan	1	500
HOSPITALS, INSTITUTIONAL		
Port Chester	2	2,550
Rochester	1	17,999
INDUSTRIAL		
Huntington	1	1,020
Rye (Village)	1	4,000
PUBLIC WORKS, UTILITIES		
Spring Valley	1	900
SCHOOLS, EDUCATIONAL		
New York City		
The Bronx	1	1,500
Troy	1	568
STORES, MERCANTILE		
Hempstead (Town)	1	950
New York City		
Manhattan	1	1,100

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EXPLANATORY NCTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained frcm governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FCOTNCTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of econcmic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Cnondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Ctsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of econcmic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total.....	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	Total (7 mos.)...	18,467	6,959	4,675	6,833
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September.....	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December.....	2,284	1,181	558	545
1982 2/	Total (7 mos.)...	13,982	4,498	3,488	5,996
	January	1,383	815	156	412
	February	1,404	583	244	577
3/	March	1,824	882	383	559
	April.....	2,497	554	756	1,187
	May.....	1,941	370	603	968
	June	2,553	617	707	1,229
	July	2,380	677	639	1,064

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982 (in thousands)

Period		Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	Total (7 mos.)...	1,965,622	638,944	546,870	779,808
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814
	September.....	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November.....	222,469	24,853	82,320	115,296
	December.....	212,030	80,991	60,811	70,228
1982 2/	Total (7 mos)...	2,283,207	907,869	496,429	878,909
	January.....	314,289	229,780	27,566	56,943
	February.....	176,477	61,239	50,132	65,106
	March	258,487	78,083	61,796	118,608
	April	475,490	246,641	99,454	129,395
	May.....	433,518	194,306	93,057	146,155
	June	340,641	41,302	86,057	213,282
	July	284,305	56,518	78,367	149,420

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1982 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	Total (7 mos.)...	1,965,622	671,213	851,755	442,654
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547
	September.....	339,638	146,289	118,067	75,282
	October.....	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December.....	212,030	110,079	41,389	60,562
1982 2/	Total (7 mos.)...	2,283,207	596,445	1,070,100	616,662
	January.....	314,289	54,474	85,257	174,558
	February.....	176,477	54,451	64,092	57,934
	March.....	258,487	88,991	104,829	64,667
	April.....	475,490	103,970	309,626	61,894
	May.....	433,518	87,045	277,356	69,117
	June	340,641	109,560	142,214	88,867
	July	284,305	97,954	86,726	99,625

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, July and January-July, 1982 and 1981

Area	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Percent Change (Total)
	July, 1982[2/]					July, 1981[2/]					
Total NY State	2,380	1,142	68	41	1,129	3,053	1,673	66	515	799	-22
NY City	677	35	38	9	595	974	78	36	503	357	-30
Suburban NYC[1/]	639	341	14	-	284	754	653	16	-	85	-15
Upstate	1,064	766	16	32	250	1,325	942	14	12	357	-20
	January-July, 1982[2/]					January-July, 1981[2/]					
Total NY State	13,982	7,332	555	393	5,702	18,467	8,915	906	1,178	7,468	-24
NY City	4,498	631	372	259	3,236	6,959	482	644	1,086	4,747	-35
Suburban NYC[1/]	3,488	2,396	84	41	967	4,675	3,133	126	40	1,376	-25
Upstate	5,996	4,305	99	93	1,499	6,833	5,300	136	52	1,345	-12

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, July and January-July, 1982 and 1981 (in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	July					
	Total			New Residential		
Total NY State	$ 284,305	$ 313,142	- 9	$ 97,954	$120,928	-19
NY City	56,518	65,106	-13	25,206	21,994	+15
Suburban NYC[1/]	78,367	93,268	-16	28,303	40,690	-30
Upstate	149,420	154,768	- 3	44,445	58,244	-24
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$ 86,726	$ 122,443	-29	$ 99,625	$ 69,771	+43
NY City	17,984	28,946	-38	13,328	14,166	- 6
Suburban NYC[1/]	22,121	29,614	-25	27,943	22,964	+22
Upstate	46,621	63,883	-27	58,354	32,641	+79
	January-July					
	Total			New Residential		
Total NY State	$2,283,207	$1,965,622	+16	$596,445	$671,213	-11
NY City	907,869	638,944	+42	159,368	159,486	..
Suburban NYC[1/]	496,429	546,870	- 9	174,934	219,813	-20
Upstate	878,909	779,808	+13	262,143	291,914	-10
	New Non-Residential[4/]			Additions and Alterations		
Total NY State	$1,070,100	$ 851,755	+26	$616,662	$442,654	+39
NY City	517,416	355,414	+46	231,085	124,044	+86
Suburban NYC[1/]	197,750	196,882	..	123,745	130,175	- 5
Upstate	354,934	299,459	+19	261,832	188,435	+39

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, July and January-July, 1982 and 1981

Borough	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[3/]	Three or Four Family	Five or More Family	Percent Change (Total)
	July, 1982[2/]					July, 1981[2/]					
Total NY City	677	35	38	9	595	974	78	36	503	357	-30
The Bronx	97	-	-	-	97	332	3	6	3	320	-71
Brooklyn	251	-	2	3	246	17	2	4	11	-	x
Manhattan	172	-	-	-	172	37	-	-	-	37	x
Queens	98	2	10	6	80	509	8	12	489	-	-81
Staten Island	59	33	26	-	-	79	65	14	-	-	-25
	January-July, 1982[2/]					January-July, 1981[2/]					
Total NY City	4,498	631	372	259	3,236	6,959	482	644	1,086	4,747	-35
The Bronx	260	4	24	18	214	618	35	16	28	539	-58
Brooklyn	745	23	16	67	639	553	8	34	59	452	+35
Manhattan	1,561	-	-	-	1,561	3,251	11	-	-	3,240	-52
Queens	804	24	118	174	488	1,374	35	154	996	189	-41
Staten Island	1,128	580	214	-	334	1,163	393	440	3	327	- 3

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, July and January-July, 1982 and 1981 (in thousands)

Borough	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	July					
	Total			New Residential		
Total NY City	$ 56,518	$ 65,106	- 13	$ 25,206	$ 21,994	+ 15
The Bronx	10,863	8,095	+ 34	5,000	7,365	- 32
Brooklyn	12,966	6,576	+ 97	6,425	1,305	x
Manhattan	11,513	34,213	- 66	8,000	1,054	x
Queens	6,744	10,767	- 37	3,961	9,516	- 58
Staten Island	14,432	5,455	+165	1,820	2,754	- 34
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$ 17,984	$ 28,946	- 38	$ 13,328	$ 14,166	- 6
The Bronx	115	-	x	5,748	730	x
Brooklyn	4,026	642	x	2,515	4,629	- 46
Manhattan	-	26,005	-100	3,513	7,154	- 51
Queens	1,389	240	x	1,394	1,011	+ 38
Staten Island	12,454	2,059	x	158	642	- 75
	January-July					
	Total			New Residential		
Total NY City	$907,869	$638,944	+ 42	$159,368	$159,486	...
The Bronx	32,133	41,345	- 22	11,676	17,658	- 34
Brooklyn	74,853	134,945	- 45	23,895	10,304	+132
Manhattan	699,610	364,474	+ 92	73,549	81,509	- 10
Queens	51,712	69,588	- 26	27,125	27,308	- 1
Staten Island	49,561	28,592	+ 73	23,123	22,707	+ 2
	New Non-Residential[4/]			Additions and Alterations		
Total NY City	$517,416	$355,414	+ 46	$231,085	$124,044	+ 86
The Bronx	403	3,255	- 88	20,054	20,432	- 2
Brooklyn	32,958	82,530	- 60	18,000	42,111	- 57
Manhattan	449,789	238,827	+ 88	176,272	44,138	+299
Queens	10,310	27,301	- 62	14,27 7	14,979	- 5
Staten Island	23,956	3,501	x	2,482	2,384	+ 4

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1/], July and January-July, 1982 and 1981

County	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total
	July, 1982[2/]					July, 1981[2/]					
Total Suburban NY City	639	341	14	-	284	754	653	16	-	85	-15
Nassau	57	53	4	-	-	170	81	4	-	85	-66
Rockland	78	44	4	-	30	54	50	4	-	-	+44
Suffolk	315	175	-	-	140	309	309	-	-	-	+ 2
Westchester	189	69	6	-	114	221	213	8	-	-	-14
	January-July, 1982[2/]					January-July, 1981[2/]					
Total Suburban NY City	3,488	2,396	84	41	967	4,675	3,133	126	40	1,376	-25
Nassau	502	396	32	4	70	1,327	592	56	-	679	-62
Rockland	500	339	14	33	114	389	267	6	-	116	+29
Suffolk	1,604	1,104	12	-	488	1,579	1,405	22	40	112	+ 2
Westchester	882	557	26	4	295	1,380	869	42	-	469	-36

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1/], July and January-July, 1982 and 1981
(in thousands)

County	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	July					
	Total			New Residential		
Total Suburban NY City	$ 78,367	$ 93,268	- 16	$ 28,303	$ 40,690	-30
Nassau	26,694	24,281	+ 10	3,512	9,212	-62
Rockland	5,655	6,326	- 11	2,912	2,666	+ 9
Suffolk	23,245	29,948	- 22	12,157	15,475	-21
Westchester	22,773	32,713	- 30	9,722	13,337	-27
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$ 22,121	$ 29,614	- 25	$ 27,943	$ 22,964	+22
Nassau	14,638	6,718	+118	8,544	8,351	+ 2
Rockland	721	2,479	- 71	2,022	1,181	+71
Suffolk	5,308	10,133	- 48	5,780	4,340	+33
Westchester	1,454	10,284	- 86	11,597	9,092	+28
	January-July					
	Total			New Residential		
Total Suburban NY City	$496,429	$546,870	- 9	$174,934	$219,813	-20
Nassau	166,390	171,592	- 3	29,438	61,733	-52
Rockland	48,703	31,570	+ 54	19,042	15,432	+23
Suffolk	151,489	150,020	+ 1	70,348	70,999	- 1
Westchester	129,847	193,688	- 33	56,106	71,649	-22
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$197,750	$196,882	..	$123,745	$130,175	- 5
Nassau	89,570	65,181	+ 37	47,382	44,678	+ 6
Rockland	22,659	7,354	+208	7,002	8,784	-20
Suffolk	49,879	50,064	..	31,262	28,957	+ 8
Westchester	35,642	74,283	- 52	38,099	47,756	-20

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], July, 1982 and 1981

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change) (Total)
	July, 1982[2/]					July, 1981[2/]					
Total Upstate	1,064	766	16	32	250	1,325	942	14	12	357	-20
East Central	358	248	10	24	76	266	276	10	-	-	+25
Albany	145	99	10	24	12	121	111	10	-	-	+20
Binghamton	32	32	-	-	-	28	28	-	-	-	+14
Syracuse	148	84	-	-	64	94	94	-	-	-	+57
Remainder	33	33	-	-	-	43	43	-	-	-	-23
Mid-Hudson	238	187	-	-	51	180	178	2	-	-	+32
Poughkeepsie	64	64	-	-	-	40	40	-	-	-	+60
Remainder	174	123	-	-	51	140	138	2	-	-	+24
Northern and Mohawk Valley	50	50	-	-	-	276	70	2	4	200	-82
Utica	25	25	-	-	-	81	24	2	-	55	-69
Remainder	25	25	-	-	-	195	46	-	4	145	-87
Western	418	281	6	8	123	583	418	-	8	157	-28
Buffalo	190	73	2	-	115	274	119	-	4	151	-31
Elmira	1	1	-	-	-	10	10	-	-	-	-90
Rochester	177	163	2	4	8	214	208	-	-	6	-17
Remainder	50	44	2	4	-	85	81	-	4	-	-41

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], January-July, 1982 and 1981

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	January-July, 1982[2/]					January-July, 1981[2/]					
Total Upstate	5,996	4,305	99	93	1,499	6,833	5,300	136	52	1,345	-12
East Central	1,659	1,130	53	58	418	2,001	1,645	68	22	266	-17
Albany	603	366	34	43	160	891	651	48	4	188	-32
Binghamton	199	124	7	8	60	167	135	2	4	26	+19
Syracuse	669	486	2	7	174	645	599	14	10	22	+ 4
Remainder	188	154	10	-	24	298	260	4	4	30	-37
Mid-Hudson	980	915	2	4	59	1,309	937	20	-	352	-25
Poughkeepsie	289	289	-	-	-	362	288	2	-	72	-20
Remainder	691	626	2	4	59	947	649	18	-	280	-27
Northern and Mohawk Valley	826	299	6	-	521	622	367	8	11	236	+33
Utica	223	139	4	-	80	214	131	4	-	79	+ 4
Remainder	603	160	2	-	441	408	236	4	11	157	+48
Western	2,531	1,961	38	31	501	2,901	2,351	40	19	491	-13
Buffalo	688	508	14	11	155	998	730	32	8	228	-31
Elmira	42	42	-	-	-	46	44	2	-	-	- 9
Rochester	1,325	1,085	16	8	216	1,447	1,254	6	7	180	- 8
Remainder	476	326	8	12	130	410	323	-	4	83	+16

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], July, 1982 and 1981

(in thousands)

Area	1982 [2/]	1981 [2/]	Percent Change	1982 [2/]	1981 [2/]	Percent Change
	July					
	Total			New Residential		
Total Upstate	$149,420	$154,768	- 3	$44,445	$58,244	- 24
East Central	44,762	38,864	+ 15	15,089	11,962	+ 26
Albany	25,238	19,463	+ 30	6,444	5,516	+ 17
Binghamton	2,725	3,921	- 31	1,381	1,044	+ 32
Syracuse	10,993	8,505	+ 29	5,431	3,647	+ 49
Remainder	5,806	6,975	- 17	1,833	1,755	+ 4
Mid-Hudson	16,208	24,491	- 34	9,907	8,376	+ 18
Poughkeepsie	4,129	9,051	- 54	2,987	1,744	+ 71
Remainder	12,079	15,440	- 22	6,920	6,632	+ 4
Northern and Mohawk Valley	7,429	17,933	- 59	1,794	9,375	- 81
Utica	3,699	4,152	- 11	1,085	3,039	- 64
Remainder	3,730	13,781	- 73	709	6,336	- 89
Western	81,021	73,480	+ 10	17,655	28,531	- 38
Buffalo	26,600	24,216	+ 10	5,425	12,190	- 55
Elmira	1,022	2,506	- 59	12	1,426	- 97
Rochester	48,537	34,070	+ 42	10,605	12,455	- 15
Remainder	4,862	12,688	- 62	1,613	3,460	- 53
	New Non-Residential [4/]			Additions and Alterations		
Total Upstate	$ 46,621	$ 63,883	- 27	$58,354	$32,641	+ 79
East Central	9,693	16,997	- 43	19,980	9,905	+102
Albany	3,383	9,630	- 65	15,411	4,317	+257
Binghamton	757	2,222	- 66	587	655	- 10
Syracuse	3,196	1,234	+159	2,366	3,624	- 35
Remainder	2,357	3,911	- 40	1,616	1,309	+ 23
Mid-Hudson	2,271	12,799	- 82	4,030	3,316	+ 22
Poughkeepsie	220	5,868	- 96	922	1,439	- 36
Remainder	2,051	6,931	- 70	3,108	1,877	+ 66
Northern and Mohawk Valley	2,624	4,939	- 47	3,011	3,619	- 17
Utica	2,077	349	x	537	764	- 30
Remainder	547	4,590	- 88	2,474	2,855	- 13
Western	32,033	29,148	+ 10	31,333	15,801	+ 98
Buffalo	14,580	6,798	+114	6,595	5,228	+ 26
Elmira	709	426	+ 66	301	1,654	- 82
Rochester	15,307	15,590	- 2	22,625	6,025	+276
Remainder	1,437	6,334	- 77	1,812	2,894	- 37

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-July, 1982 and 1981

(in thousands)

Area	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	January-July					
	Total			New Residential		
Total Upstate	$878,909	$779,808	+ 13	$262,143	$291,914	- 10
East Central	247,757	217,828	+ 14	65,723	79,970	- 18
Albany	83,919	97,626	- 14	26,113	38,019	- 31
Binghamton	53,213	28,555	+ 86	8,074	6,519	+ 24
Syracuse	82,920	60,807	+ 36	23,384	24,038	- 3
Remainder	27,705	30,840	- 10	8,152	11,394	- 28
Mid-Hudson	114,800	97,854	+ 17	41,392	47,915	- 14
Poughkeepsie	46,632	33,281	+ 40	13,004	14,839	- 12
Remainder	68,168	64,573	+ 6	28,388	33,076	- 14
Northern and Mohawk Valley	73,085	55,332	+ 32	33,030	20,347	+ 62
Utica	26,918	21,383	+ 26	8,470	7,217	+ 17
Remainder	46,167	33,949	+ 36	24,560	13,130	+ 87
Western	443,267	408,794	+ 8	121,998	143,682	- 15
Buffalo	153,365	163,550	- 6	29,689	47,639	- 38
Elmira	5,525	7,983	- 31	1,890	1,952	- 3
Rochester	222,236	175,941	+ 26	71,601	78,481	- 9
Remainder	62,141	61,320	+ 1	18,818	15,610	+ 21
	New Non-Residential[4/]			Additions and Alterations		
Total Upstate	$354,934	$299,459	+ 19	$261,832	$188,435	+ 39
East Central	79,425	78,215	+ 2	102,609	59,643	+ 72
Albany	18,214	36,296	- 50	39,592	23,311	+ 70
Binghamton	10,807	8,723	+ 24	34,332	13,313	+158
Syracuse	39,092	22,094	+ 77	20,444	14,675	+ 39
Remainder	11,312	11,102	+ 2	8,241	8,344	- 1
Mid-Hudson	41,166	29,088	+ 42	32,242	20,851	+ 55
Poughkeepsie	22,004	11,305	+ 95	11,624	7,137	+ 63
Remainder	19,162	17,783	+ 8	20,618	13,714	+ 50
Northern and Mohawk Valley	27,901	18,804	+ 48	12,154	16,181	- 25
Utica	15,012	6,503	+131	3,436	7,663	- 55
Remainder	12,889	12,301	+ 5	8,718	8,518	+ 2
Western	206,442	173,352	+ 19	114,827	91,760	+ 25
Buffalo	86,582	80,024	+ 8	37,094	35,887	+ 3
Elmira	2,093	1,672	+ 25	1,542	4,359	- 65
Rochester	90,701	65,873	+ 38	59,934	31,587	+ 90
Remainder	27,066	25,783	+ 5	16,257	19,927	- 18

(See Footnotes, Preceding Page 1)

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STATE OF NEW YORK
DIVISION OF HOUSING AND COMMUNITY RENEWAL
TWO WORLD TRADE CENTER
NEW YORK, N.Y. 10047

YVONNE SCRUGGS-LEFTWICH
COMMISSIONER

CONSTRUCTION ACTIVITY IN NEW YORK STATE, DECEMBER, 1982
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	DECEMBER		
	1982	1981	Percent change
New Residential	1,684	2,284	-26
New York City	390	1,181	-67
Suburban New York City	641	558	+15
Upstate	653	545	+20
Dollar Value of All Construction (in thousands)	$ 244,742	$ 212,030	+15
New York City	72,949	80,991	-10
Suburban New York City	75,204	60,811	+24
Upstate	96,589	70,228	+38

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EXPLANATORY NCTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FCOTNOTES

1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.

2/ Preliminary data subject to further revision.

3/ Revised.

4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.

5/ Includes one family structures with stores or shops.

6/ The composition of economic and industrial areas follows:

Economic Area	Industrial Area (and Counties therein)
East Central	Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady) Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.) Syracuse SMSA (Madison, Onondaga and Oswego) Remainder of economic area (Cayuga, Chenango, Cortland, Delaware, Otsego, Schoharie, Warren and Washington)
Mid-Hudson	Poughkeepsie SMSA (Dutchess) Remainder of economic area (Columbia, Greene, Orange, Putnam, Sullivan and Ulster)
Northern and Mohawk Valley	Utica SMSA (Herkimer and Oneida) Remainder of economic area (Clinton, Essex, Franklin, Fulton, Hamilton, Jefferson, Lewis and St. Lawrence)
Western	Buffalo SMSA (Erie and Niagara) Elmira SMSA (Chemung) Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne) Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee, Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total.....	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978	Total	43,751	11,096	10,083	22,572
1979	Total	39,842	14,524	7,959	17,359
1980	Total	26,804	7,800	6,638	12,366
1981 2/	Total (12 mos.)...	29,850	11,060	7,396	11,394
	January	1,532	666	371	495
	February	1,324	513	505	306
	March	3,479	1,658	866	955
	April	3,350	1,362	802	1,186
	May	2,947	1,034	684	1,229
	June	2,782	752	693	1,337
	July	3,053	974	754	1,325
	August	2,137	410	508	1,219
	September.....	3,274	1,356	688	1,230
	October	2,353	856	499	998
	November	1,335	298	468	569
	December.....	2,284	1,181	558	545
1982 2/	Total (12 mos.)...	25,280	7,649	6,475	11,156
	January	1,383	815	156	412
	February	1,404	583	244	577
	March	1,824	882	383	559
	April.....	2,497	554	756	1,187
	May.....	1,941	370	603	968
	June	2,553	617	707	1,229
	July	2,380	677	639	1,064
	August	2,629	1,030	408	1,191
	September	2,377	644	536	1,197
	October	2,296	616	730	950
	November	2,312	471	672	1,169
	December	1,684	390	641	653

(See Footnotes, Preceding Page 1)

Table 2 - Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1960-1982 (in thousands)

	Period	Total NY State	NY City	Suburban NY City 1/	Upstate
1960	Total	$2,068,312	$ 928,596	$540,131	$ 599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978	Total	2,868,243	582,681	754,889	1,530,673
1979	Total	2,868,361	588,592	700,085	1,579,684
1980	Total	3,200,152	1,062,777	704,023	1,433,352
1981 2/	Total (12 mos.)...	3,315,278	939,862	965,738	1,409,678
	January	320,085	232,769	39,131	48,185
	February	125,035	28,481	47,581	48,973
	March	252,925	79,185	83,777	89,963
	April	364,683	135,639	87,442	141,602
	May	273,171	47,284	105,528	120,359
	June	316,581	50,480	90,143	175,958
	July	313,142	65,106	93,268	154,768
	August.....	292,744	41,171	99,759	151,814
	September.....	339,638	103,269	89,476	146,893
	October	282,775	50,634	86,502	145,639
	November.....	222,469	24,853	82,320	115,296
	December.....	212,030	80,991	60,811	70,228
1982 2/	Total (12 mos)..	3,895,349	1,396,238	960,479	1,538,632
	January.....	314,289	229,780	27,566	56,943
	February.....	176,477	61,239	50,132	65,106
	March	258,487	78,083	61,796	118,608
	April	475,490	246,641	99,454	129,395
	May.....	433,518	194,306	93,057	146,155
	June	340,641	41,302	86,057	213,282
	July	284,305	56,518	78,367	149,420
	August	293,400	89,373	76,554	127,473
	September	490,878	212,539	94,678	183,661
	October	271,088	52,264	84,765	134,059
	November	312,034	61,244	132,849	117,941
	December.....	244,742	72,949	75,204	96,589

(See Footnotes, Preceding Page 1)

Table 3 - Cost of Construction Based on Building Permits Issued by Type of Construction, Year and Month, New York State, 1960-1982 (in thousands)

	Period	NY State	New Residential	New Non-Residential	Addition and Alterations
1960	Total	$2,068,312	$1,059,038	$ 830,707	$178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978	Total	2,868,243	1,287,872	1,107,977	472,394
1979	Total	2,868,361	1,218,560	1,085,443	564,358
1980	Total	3,200,152	1,008,488	1,522,655	669,009
1981 2/	Total (12 mos.)...	3,315,278	1,178,846	1,359,592	776,840
	January	320,085	60,023	212,515	47,547
	February	125,035	42,980	48,110	33,945
	March	252,925	113,738	83,820	55,367
	April	364,683	113,681	167,047	83,955
	May	273,171	113,859	106,368	52,944
	June	316,581	106,004	111,452	99,125
	July	313,142	120,928	122,443	69,771
	August.....	292,744	88,502	133,695	70,547
	September.....	339,638	146,289	118,067	75,282
	October.....	282,775	94,908	111,052	76,815
	November	222,469	67,855	103,634	50,980
	December.....	212,030	110,079	41,389	60,562
1982 2/	Total (12 mos.).	3,895,349	1,099,978	1,812,685	982,686
	January.....	314,289	54,474	85,257	174,558
	February.....	176,477	54,451	64,092	57,934
	March.....	258,487	88,991	104,829	64,667
	April.....	475,490	103,970	309,626	61,894
	May.....	433,518	87,045	277,356	69,117
	June	340,641	109,560	142,214	88,867
	July	284,305	97,954	86,726	99,625
	August	293,400	121,067	101,541	70,792
	September	490,878	111,456	293,584	85,838
	October	271,088	91,227	101,910	77,951
	November	312,034	103,336	135,802	72,896
	December	244,742	76,447	109,748	58,547

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, December and January-December, 1982 and 1981

Area	Total	One Family	Two Family 3/	Three or Four Family	Five or More Family	Total	One Family	Two Family 3/	Three or Four Family	Five or More Family	Percent Change (Total)
	December 1982 2/					December 1981 2/					
Total NY State	1684	941	246	22	475	2,284	794	96	91	1,303	-26
NY City	390	59	172	15	144	1,181	21	66	87	1,007	-67
Suburban NYC 1/	641	435	20	--	186	558	458	14	--	86	+15
Upstate	653	447	54	7	145	545	315	16	4	210	+20
	January-December 1982 2/					January-December 1981 2/					
Total NY State	25,280	13,540	1,408	816	9,516	29,850	14,369	1,426	1,517	12,538	-15
NY City	7,649	1,039	952	545	5,113	11,060	684	1,012	1,335	8,029	-31
Suburban NYC 1/	6,475	4,700	148	57	1,570	7,396	5,369	184	40	1,803	-12
Upstate	11,156	7,801	308	214	2,833	11,394	8,316	230	142	2,706	-12

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, December and January - December, 1982 and 1981
(in thousands)

Area	1982 [2]	1981 [2]	Percent Change	1982 [2]	1981 [2]	Percent Change
	December					
	Total			New Residential		
Total NY State	$244,742	$212,030	+15	$76,447	$110,079	-31
NY City	72,949	80,991	-10	10,672	59,935	-82
Suburban NYC [1]	75,204	60,811	+24	34,289	28,320	-21
Upstate	96,589	70,228	+38	31,486	21,824	+44
	New Non-Residential [4]			Additions and Alterations		
Total NY State	$109,748	$41,389	+165	$58,547	$60,562	- 3
NY City	48,888	4,618	X	13,389	16,438	-19
Suburban NYC [1]	24,410	15,597	+ 57	16,505	16,894	- 2
Upstate	36,450	21,174	+ 72	28,653	27,230	+ 5
	January-December					
	Total			New Residential		
Total NY State	$3,895,349	$3,315,278	+17	$1,099,978	$1,178,846	-7
NY City	1,396,238	939,862	+49	286,154	322,021	-11
Suburban NYC [1]	960,479	965,738	- 1	335,940	371,737	-10
Upstate	1,538,632	1,409,678	+ 9	477,884	485,088	- 1
	New Non-Residential [4]			Additions and Alterations		
Total NY State	$1,812,685	$1,359,592	+33	$982,686	$776,840	+26
NY City	786,143	415,467	+89	323,941	202,374	+60
Suburban NYC [1]	395,658	367,287	+ 8	228,881	226,714	+ 1
Upstate	630,884	576,838	+ 9	429,864	347,752	+24

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, December and January- December, 1982 and 1981

Borough	Total	One Family	Two Family 5/	Three or Four Family	Five or More Family	Total	One Family	Two Family 5/	Three or Four Family	Five or More Family	Percent Change (Total)
	December 1982 2/					December 1981 2/					
Total NY City	390	59	172	15	144	1,181	21	66	87	1,007	-67
The Bronx	24	21	---	3	---	72	--	--	72	--	-67
Brooklyn	52	28	12	--	12	309	--	6	3	300	-83
Manhattan	132	--	---	--	132	707	--	--	--	707	-81
Queens	45	5	28	12	---	33	3	18	12	---	+36
Staten Island	137	5	132	--	---	60	18	42	--	---	+128
	January-December 1982 2/					January-December 1981 2/					
Total NY City	7,649	1,039	952	545	5,113	11,060	684	1,012	1,335	8,029	-31
The Bronx	466	45	46	21	354	873	44	28	100	701	-47
Brooklyn	1,631	194	86	262	1,089	1,674	19	58	125	1,472	- 3
Manhattan	2,830	--	2	---	2,828	5,275	11	---	---	5,264	-46
Queens	1,025	61	194	262	508	1,763	49	342	1,107	265	-42
Staten Island	1,697	739	624	---	334	1,475	561	584	3	327	+15

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, December and January-December, 1982 and 1981
(In thousands)

Borough	1982 2/	1981 2/	Percent Change	1982 2/	1981 2/	Percent Change
	December					
	Total			New Residential		
Total NY City	$72,949	$80,991	-10	$10,672	$59,935	-82
The Bronx	10,673	1,737	X	1,225	1,500	-18
Brooklyn	3,657	19,850	-82	1,416	13,395	-89
Manhattan	53,165	55,099	- 4	3,963	42,609	-91
Queens	2,036	2,521	-19	1,123	1,039	+ 8
Staten Island	3,418	1,784	+92	2,945	1,392	+112
	New Non-Residential 4/			Additions and Alterations		
Total NY City	$48,888	$4,618	X	$13,389	$16,438	-19
The Bronx	8,846	5	X	602	232	+159
Brooklyn	100	205	-51	2,141	6,250	-66
Manhattan	39,911	4,085	X	9,291	8,405	+11
Queens	15	143	-90	898	1,339	-33
Staten Island	16	180	-91	457	212	+116
	January-December					
	Total			New Residential		
Total NY City	$1,396,238	$939,862	+49	$286,154	$322,021	-11
The Bronx	68,225	60,399	+13	20,049	25,643	-22
Brooklyn	131,093	195,306	-33	52,342	53,758	- 3
Manhattan	1,040,060	548,965	+89	144,682	176,367	-18
Queens	73,898	95,785	-23	33,600	35,217	- 5
Staten Island	82,962	39,407	+111	35,481	31,036	+14
	New Non-Residential 4/			Additions and Alterations		
Total NY City	$786,143	$415,467	+89	$323,941	$202,374	+60
The Bronx	11,514	8,762	+31	36,662	25,994	+41
Brooklyn	41,652	84,785	-51	37,099	56,763	-35
Manhattan	673,450	278,782	+142	221,928	93,816	+137
Queens	16,578	38,496	-57	23,720	22,072	+ 7
Staten Island	42,949	4,642	X	4,532	3,729	+22

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City[1], December and January-December, 1982 and 1981

County	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5]	Three or Four Family	Five or More Family	Percent Change (Total
	December 1982 [2]					December, 1981 [2]					
Total Suburban	641	435	20	--	186	558	458	14	--	86	+15
NY City	178	95	8	--	75	69	57	12	--	--	+158
Nassau	183	87	4	--	92	117	37	--	--	80	+56
Rockland	183	181	2	--	--	247	245	2	--	--	-26
Suffolk	97	72	6	--	19	125	119	--	--	6	-22
Westchester											
	JANUARY-DECEMBER 1982 [2]					JANUARY-DECEMBER, 1981 [2]					
Total Suburban	6,475	4,700	148	57	1,570	7,396	5,369	184	40	1,803	-12
NY City	1,123	784	60	12	267	1,847	946	88	--	813	-39
Nassau	977	674	32	41	230	756	512	12	--	232	+29
Rockland	2,905	2,152	20	--	733	2,810	2,632	26	40	112	+ 3
Suffolk	1,470	1,090	36	4	340	1,983	1,279	58	--	646	-26
Westchester											

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City[1/], December and January-December, 1982 and 1981
(in thousands)

County	1982[2/]	1981[2/]	Percent Change	1982[2/]	1981[2/]	Percent Change
	December					
	Total			New Residential		
Total Suburban NY City	$75,204	$60,811	+ 24	$34,289	$28,320	+ 21
Nassau	21,513	12,315	+ 75	9,474	4,397	+115
Rockland	11,216	4,932	+127	6,885	3,448	+100
Suffolk	23,556	27,272	- 14	10,106	13,417	- 25
Westchester	18,919	16,292	+ 16	7,824	7,058	+ 11
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$24,410	$15,597	+57	$16,505	$16,894	- 2
Nassau	6,155	1,087	X	5,884	6,831	-14
Rockland	3,113	187	X	1,218	1,297	- 6
Suffolk	8,709	8,675	..	4,741	5,180	- 8
Westchester	6,433	5,648	+14	4,662	3,586	+30
	JANUARY-DECEMBER					
	Total			New Residential		
Total Suburban NY City	$960,479	$965,738	- 1	$335,940	$371,737	-10
Nassau	290,325	274,713	+ 6	62,673	94,524	-34
Rockland	115,874	56,602	+105	40,526	30,391	+33
Suffolk	291,132	295,450	- 1	133,550	133,067	..
Westchester	263,148	338,973	-22	99,191	113,755	-13
	New Non-Residential[4/]			Additions and Alterations		
Total Suburban NY City	$395,658	$367,287	+ 8	$228,881	$226,714	+ 1
Nassau	136,952	98,993	+38	90,700	81,196	+12
Rockland	60,892	9,730	X	14,456	16,481	-12
Suffolk	97,586	108,726	-10	59,996	53,657	+12
Westchester	100,228	149,838	-33	63,729	75,380	-15

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], December, 1982 and 1981

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change) (Total)
	December 1982[2/]					December 1981[2/]					
Total Upstate	653	447	54	7	145	545	315	16	4	210	+20
East Central	230	158	50	-	22	137	93	12	4	28	+68
Albany	119	63	48	-	8	51	43	8	--	--	+133
Binghamton	20	18	2	-	--	20	4	--	--	16	..
Syracuse	72	58	--	-	14	45	29	4	--	12	+60
Remainder	19	19	--	-	--	21	17	--	4	--	-10
Mid-Hudson	143	100	--	3	40	96	74	2	--	20	+ 49
Poughkeepsie	72	32	--	-	40	27	27	--	--	--	+167
Remainder	71	68	--	3	--	69	47	2	--	20	+ 3
Northern and Mohawk Valley	29	16	--	--	13	136	4	---	--	132	-79
Utica	6	6	--	--	--	136	4	---	--	132	-96
Remainder	23	10	--	--	13	---	-	---	--	---	x
Western	251	173	4	4	70	176	144	2	--	30	+ 43
Buffalo	48	40	4	4	--	46	44	2	--	--	+ 4
Elmira	--	--	-	-	--	6	6	-	--	--	-100
Rochester	124	124	-	-	--	115	85	-	--	30	+ 8
Remainder	79	9	-	-	70	9	9	-	--	--	X

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate[6/], January-December, 1982 and 1981.

Area	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Total	One Family	Two Family[5/]	Three or Four Family	Five or More Family	Percent Change (Total)
	JANUARY - DECEMBER, 1982 [2/]					JANUARY-DECEMBER, 1981 [2/]					
Total Upstate	11,156	7,801	308	214	2,833	11,394	8,316	230	142	2,706	-2
East Central	3,547	2,249	200	153	945	3,852	2,540	134	97	1,081	-8
Albany	1,346	795	150	134	267	1,590	996	96	59	439	-15
Binghamton	586	229	17	12	328	344	218	4	12	110	+70
Syracuse	1,293	944	16	7	326	1,448	936	26	14	472	-11
Remainder	322	281	17	--	24	470	390	8	12	60	-31
Mid-Hudson	1,981	1,743	8	7	223	2,123	1,693	28	4	398	-7
Poughkeepsie	596	548	-	--	48	628	550	6	-	72	-5
Remainder	1,385	1,195	8	7	175	1,495	1,143	22	4	326	-7
Northern and Mohawk Valley	1,124	484	14	8	618	1,063	572	12	15	464	+6
Utica	401	245	10	-	146	419	204	4	--	211	-4
Remainder	723	239	4	8	472	644	368	8	15	253	+12
Western	4,504	3,325	86	46	1,047	4,356	3,511	56	26	763	+3
Buffalo	1,100	840	46	15	199	1,535	1,069	40	8	418	-28
Elmira	94	82	--	--	12	90	88	2	--	---	+ 4
Rochester	2,569	1,922	24	15	608	2,176	1,890	10	14	262	+18
Remainder	741	481	16	16	228	555	464	4	4	83	+34

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], December, 1982 and 1981

(in thousands)

Area	1982 [2/]	1981 [2/]	Percent Change	1982 [2/]	1981 [2/]	Percent Change
	DECEMBER					
	Total			New Residential		
Total Upstate	$96,589	$70,228	+ 38	$31,486	$21,824	+ 44
East Central	24,612	18,486	+ 33	10,653	5,200	+105
Albany	9,521	5,752	+ 66	5,032	2,216	+127
Binghamton	4,359	3,124	+ 40	1,266	612	+107
Syracuse	5,443	7,610	- 28	3,342	1,463	+128
Remainder	5,289	2,000	+164	1,013	909	+ 11
Mid-Hudson	$21,068	$15,916	+ 32	5,685	3,820	+ 49
Poughkeepsie	6,810	5,266	+ 29	3,016	1,194	+153
Remainder	14,258	10,650	+ 34	2,669	2,626	+ 2
Northern and Mohawk Valley	4,041	5,698	- 29	1,103	3,371	- 67
Utica	2,011	3,814	- 47	261	3,371	- 92
Remainder	2,030	1,884	+ 8	842	-----	X
Western	$46,868	$30,128	+ 56	14,045	9,433	+ 48
Buffalo	13,608	9,578	+ 42	2,614	2,688	- 3
Elmira	2,513	462	X	-----	261	-100
Rochester	24,813	12,296	+102	8,386	6,012	+ 39
Remainder	5,934	7,792	- 24	3,045	472	X
	New Non-Residential [4/]			Additions and Alterations		
Total Upstate	$36,450	$21,174	+ 72	$28,653	$27,230	+ 5
East Central	5,727	6,631	- 14	8,232	6,655	+ 24
Albany	1,321	1,377	- 4	3,168	2,159	+ 47
Binghamton	143	144	- 1	2,950	2,368	+ 25
Syracuse	451	4,597	- 90	1,650	1,550	+ 6
Remainder	3,812	513	X	464	578	- 20
Mid-Hudson	9,830	7,625	+ 29	5,553	4,471	+ 24
Poughkeepsie	356	1,056	- 66	3,438	3,016	+ 14
Remainder	9,474	6,569	+ 44	2,115	1,455	+ 45
Northern and Mohawk Valley	1,629	382	X	1,309	1,945	- 33
Utica	1,532	53	X	218	390	- 44
Remainder	97	329	- 71	1,091	1,555	- 30
Western	$19,264	6,536	+195	13,559	14,159	- 4
Buffalo	3,973	2,456	+ 62	7,021	4,434	+ 58
Elmira	2,300	28	X	213	173	+ 23
Rochester	11,632	3,310	+251	4,795	2,974	+ 61
Remainder	1,359	742	+ 83	1,530	6,578	- 77

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate[6/], January-December 1982 and 1981

(in thousands)

Area	1982 [2/]	1981 [2/]	Percent Change	1982 [2/]	1981 [2/]	Percent Change
	JANUARY-DECEMBER					
	Total			New Residential		
Total Upstate	$1,538,632	$1,409,678	+ 9	$477,884	$485,088	- 1
East Central	466,704	419,624	+ 11	140,589	144,768	- 3
Albany	181,896	166,904	+ 9	57,472	65,025	- 12
Binghamton	84,217	75,468	+ 12	20,754	11,398	+ 82
Syracuse	146,463	128,625	+ 14	48,310	50,324	- 4
Remainder	54,128	48,627	+ 11	14,053	18,021	- 22
Mid-Hudson	215,183	195,203	+ 10	80,316	82,923	- 3
Poughkeepsie	88,915	72,352	+ 23	25,665	26,078	- 2
Remainder	126,268	122,851	+ 3	54,651	56,845	- 4
Northern and Mohawk Valley	105,575	100,116	+ 5	42,946	38,219	+ 12
Utica	43,703	33,124	+ 32	14,342	13,038	+ 10
Remainder	61,872	66,992	- 8	28,604	25,181	+ 14
Western	751,170	694,735	+ 8	214,033	219,178	- 2
Buffalo	295,113	266,137	+ 11	49,602	73,086	- 32
Elmira	13,644	13,849	- 1	3,918	3,967	- 1
Rochester	350,147	310,740	+ 13	131,401	119,774	+ 10
Remainder	92,266	104,009	- 11	29,112	22,351	+ 30
	New Non-Residential [4/]			Additions and Alterations		
Total Upstate	$630,884	$576,838	+ 9	$429,864	$347,752	+ 24
East Central	162,967	165,052	- 1	163,148	109,804	+ 49
Albany	59,614	55,941	+ 7	64,810	45,938	+ 41
Binghamton	20,797	43,620	- 52	42,666	20,450	+109
Syracuse	63,839	50,574	+ 26	34,314	27,727	+ 24
Remainder	18,717	14,917	+ 25	21,358	15,689	+ 36
Mid-Hudson	83,820	69,152	+ 21	51,047	43,128	+ 18
Poughkeepsie	45,716	29,549	+ 55	17,534	16,725	+ 5
Remainder	38,104	39,603	- 4	33,513	26,403	+ 27
Northern and Mohawk Valley	36,566	35,215	+ 4	26,063	26,682	- 2
Utica	19,630	8,423	+133	9,731	11,663	- 17
Remainder	16,936	26,792	- 37	16,332	15,019	+ 9
Western	$347,531	307,419	+ 13	189,606	168,138	+ 13
Buffalo	175,158	130,863	+ 34	70,353	62,188	+ 13
Elmira	6,701	3,784	+ 77	3,025	6,098	- 50
Rochester	130,501	130,933	**	88,245	60,033	+ 47
Remainder	35,171	41,839	- 16	27,983	39,819	- 30

(See Footnotes, Preceding Page 1)